



NEILSONS

Solicitors & Estate Agents

4/5 Bonnington Avenue
Bonnington | Edinburgh | EH6 5QH

Offers Over £175,000



Solicitors & Estate Agents

Telephone:
0131 625 2222

Fax:
0131 476 0448

Email:
propertyservices@neilsons.co.uk

Offices and Property Shops:

138 St Johns Road, Edinburgh
142 St Johns Road, Edinburgh
2a Picardy Place, Edinburgh
37 High Street, South Queensferry
72 High Street, Bonnyrigg

- ✔ Full Estate Agency Service
- ✔ Mortgages
- ✔ Wills
- ✔ Conveyancing
- ✔ Rentals
- ✔ Executries

The Property

An excellent opportunity to create an individually tailored home within a quiet street in the popular district of Bonnington, a short distance from the city centre and a host of excellent amenities. The bright and spacious top floor flat now requires upgrading yet offers enormous potential with a pleasant leafy outlook to the rear, gas central heating, and ample unrestricted on-street parking.

The accommodation, in brief, comprises; secure entry system, open hallway with good storage facilities, spacious and bright twin windowed dining lounge, kitchen, two generously proportioned double bedrooms, and bathroom.

Location

Bonnington is just to the north of the City Centre which can be easily accessed via a frequent bus service that runs close by. For the commuter St Andrew bus station and Waverley rail station are also within easy reach of the property. Shopping facilities locally include a Tesco Superstore and the Ocean Terminal shopping centre is a short distance away. Recreational facilities include Pilrig Park, Victoria Swim Centre, the Vue Cinema Complex plus a host of popular cafes, bars and restaurants in Broughton and in the vibrant Shore area.

Extras

All fitted floor coverings, curtains and blinds will be included in the sale together with the cooker and fridge freezer.

Gardens & Parking

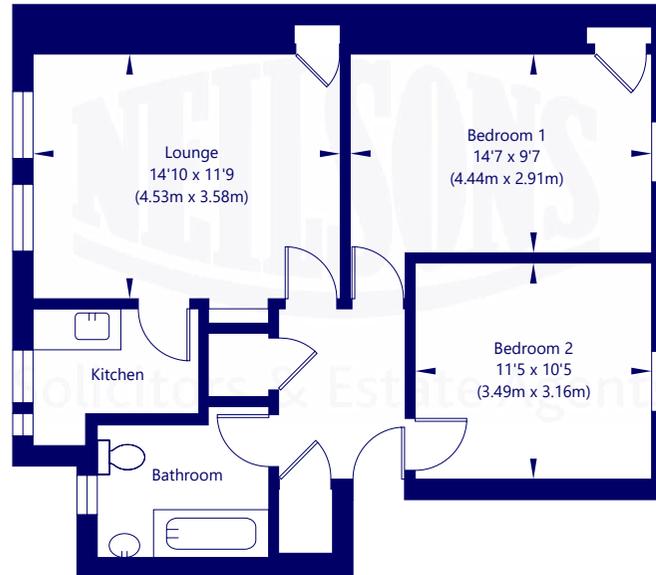
There is a well-tended shared drying green to the rear and ample unrestricted on-street parking within the area.

Viewing

By appointment through Neilsons (0131 625 2222).

EPC Band - C

Second Floor
Approx. Gross Internal Area of Main Residence
60.87 Sq M / 655 Sq Ft.
Not to scale. For identification only.
© www.planography.co.uk 2020



Whilst we endeavour to ensure that our sales particulars are accurate and reliable, the following general points should be noted with regard to the extent of our investigations prior to marketing the property and therefore if any particular aspect is of crucial relevance to you, please contact this office for verification particularly if you are contemplating travelling some distance to view.

[1] All measurements have been taken using a sonic measuring device and there may be some minor fluctuations in measurements due to the limitations of the device.

[2] None of the items included in the sale of a working or running nature have been tested by us and this Firm gives no warranty as to their condition.

[3] Where alterations or improvements have been undertaken by the sellers or their predecessors, we have not specifically established that the renewal or replacement of any of the services or facilities have been whole or partial.

[4] Verification of Council Tax banding can be obtained from City of Edinburgh Council or Public Libraries.